

D. Lf Limited.



11307 Amt. 10  
05 JAN 2021  
Prem Lata Stamp  
Gurugram (Lic. No. 1410-3)PH

**FORM 'REP-II'**

[See rule 3(3)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH  
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON  
AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. K.K. Sheera S/o Sh. G.S. Sheera and Mr. Shivang Vashistha  
~~promoter of the proposed project/~~ duly authorized by the promoter of the  
proposed project, vide its/his/their authorization dated 11.01.2021.

We, K.K. Sheera & Shivang Vashistha [~~promoter of the proposed project/~~duly authorized  
by the promoter of the proposed project] do hereby solemnly declare, undertake and state as  
under:

1. That [~~I/promoter~~] [~~have/has~~] a legal title to the land on which the development of the  
project is proposed

Or

- A. DLF Utilities Limited ("**Owner**") is the absolute and lawful owner of land admeasuring 10724.17 sq. mts. (2.65 acres) falling in part of Khasra Nos. 1985/1, 1986, 1987, 2061, 2062, 2063 & 2064 situated at Village Wazirabad, Sector 54 in Sub-Tehsil Wazirabad, District Gurugram, Haryana (hereinafter referred to as the **Said Land**) vide sale deed(s) dated 31.03.1992 registered as documents no. 9692, 9693, 9694, dated 24.11.1989, dated 14.06.1990 registered as document no. 2296; dated 06.11.1989 registered as document no. 6512; dated 09.01.1990 registered as document no. 8649; dated 15.06.1990 registered as documents no. 2397 & 2398; dated 16.08.1989 registered as document no. 3829; dated 11.10.1989 registered as document no. 5800; dated 30.01.1990 registered as document no. 9397 at the office of the Sub-Registrar, Gurugram;
- B. The Said Land is earmarked for the purpose of building commercial project in Sector 54 and shall be known as '**Summit Plaza**' ("**Project**").
- C. The **DLF LIMITED** ("**Promoter**") is fully competent, as developer of the colony as per license & approved zoning, with respect to the right, title, and interest of the Promoter regarding the Said Land on which the Project is to be constructed, have been complied with.

2. That the said land is free from all encumbrances.


Or

That details of encumbrances NA including details of any rights, title, interest, dues, litigation, and name of any party in or over such land.

3. That the time period within which the project shall be completed by [~~me~~/promoter] is 30.06.2026.

DLF Limited  
  
Authorised Signatory

4. That seventy per cent of the amounts realized by [me/promoter] for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by [me/the promoter] in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by [me/ the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That [I/the promoter] shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That [I/the promoter] shall take all the pending approvals on time, from the competent authorities.
9. That [I/the promoter] [have/has] furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That [I/the promoter] shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.


DLF Limited  
  
Authorised Signatory

DLF Limited  
  
Deponent  
Authorised Signatory

#### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gurugram on this 17<sup>th</sup> day of July of 2021.

DLF Limited  
  
Authorised Signatory  
Deponent

DLF Limited  
  
Authorised Signatory